

Cromwells



Devon Road, Sutton, SM2 7PE

£1,075,000



Cromwells are pleased to offer this attractive, five bedroom character family home retaining many original features. It has two bathrooms, off road parking, a detached garage and mature front and rear gardens. It is situated in a very desirable Cheam location, in a popular road with the added benefit of the open aspect to the front of the bowling green and tennis courts at Cheam Fields Club. It is close to the amenities of Cheam Village, including shops, restaurants, gyms, other leisure facilities, open spaces and transport links. Cheam mainline railway station is a short walk away and has good services into Central London. Well regarded local schools include Cuddington Croft Primary, St Dunstons Primary, Nonsuch High School for Girls, Cheam High School and Sutton Grammar School.

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### **Accommodation**

A covered entrance porch leads to the entrance hall and to the two large reception rooms, that to the front with a feature bay window and that to the rear with bay window and door leading out to the rear garden. There is a spacious fitted kitchen/breakfast room, also with access to the garden. A cloakroom completes the ground floor accommodation. Upstairs on the first floor there are three large double bedrooms, the family bathroom and a shower room. Further stairs lead to two more double bedrooms with characterful ceiling and window features.

### **Outside**

To the front of the property there is part mature garden, part paved drive for off road parking and access to a detached garage. The rear garden has a patio area, lawn and mature planting beds and borders.









Council Tax - G  
Tenure - Freehold

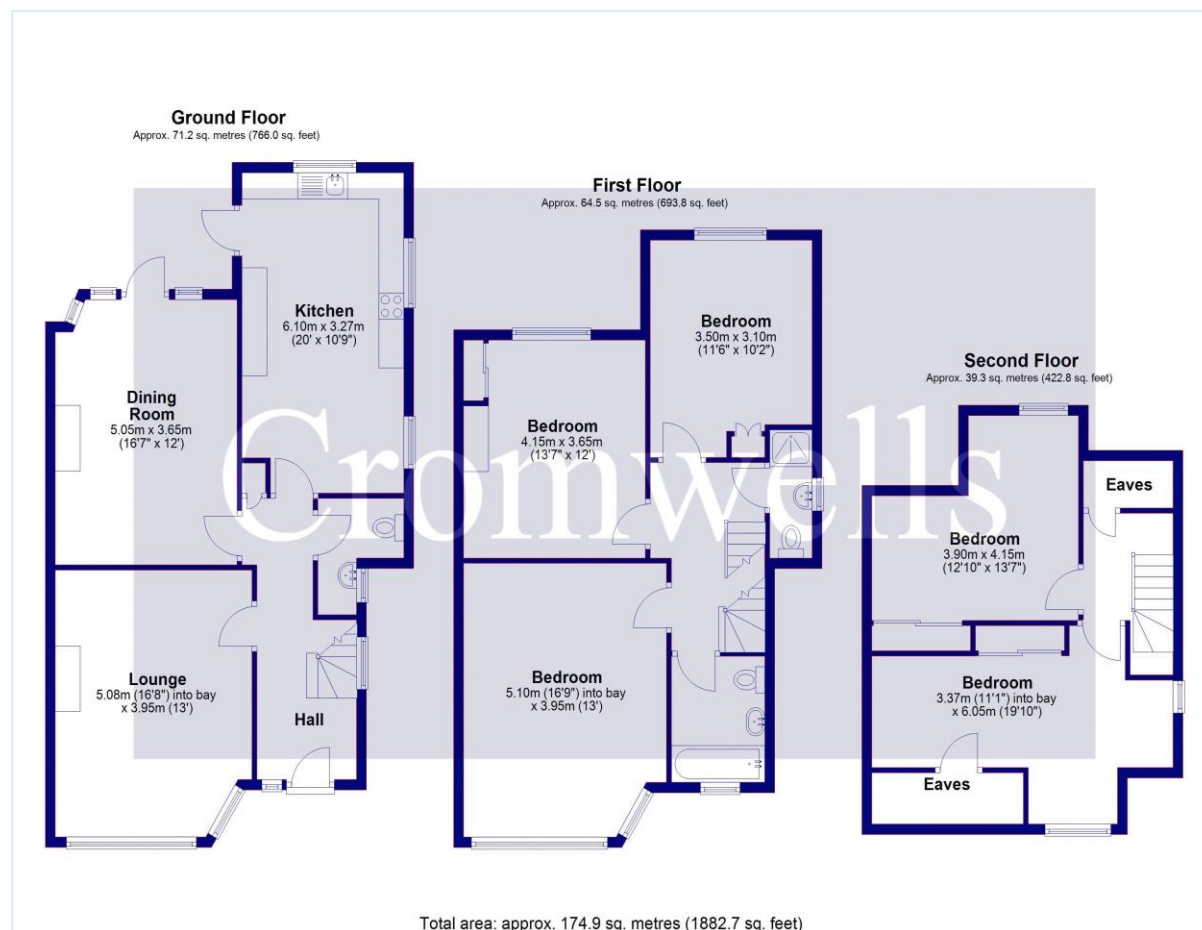
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#### Disclaimer

These particulars are not an offer or contract, nor part of one. You should not rely on statements made by Cromwells in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or value. Neither

Cromwells nor any joint agent has authority to make representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). Photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances are given as an approximate only. Any reference to alterations to or use of, any part of the property does not mean that any necessary planning, building regulations or other consents have been obtained



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

